

43-217

BK 6769PG074

NO TRANSFER
TAX PAID

RETURN TO:
NAME:
ADDRESS:

THIS INSTRUMENT PREPARED BY:
GENERAL AMERICAN CORPORATION
1063 TECHNOLOGY PARK DR
GLEN ALLEN, VA 23059

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S): 43-217

001021

~QUITCLAIM DEED~

THIS INDENTURE, Made this 11th day of December, 2001

by and between Monica A. Bolduc of the County of Kennebec, in the State of Maine, hereinafter collectively referred to as "Seller", and Monica A. Bolduc and Dana A. Bolduc

of the County of Kennebec, in the State of Maine hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Kennebec county, Maine, to-wit:

ALL THE REAL PROPERTY IN WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE.
DESCRIBED AS FOLLOWS:

PARCEL 1:

A CERTAIN LOT OR PARCEL OF LAND SITUATE IN SAID WATERVILLE AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A STONE MONUMENT SET IN THE WESTERLY LINE OF A PROPOSED STREET LEADING SOUTHERLY FROM WESTERN AVENUE, WHICH STONE MONUMENT ALSO MARKS THE SOUTHEASTERLY CORNER OF LAND FORMERLY OF ADELAIDE B. MESERVEY, NOW OF ONE HIRAM HAINES; THENCE RUNNING WESTERLY IN AND ALONG THE SOUTHERLY LINE OF SAID MESERVEY OR HAINES' LAND, AND CONTINUING IN THE SAME COURSE WESTERLY ABOUT ONE HUNDRED THIRTY-NINE FEET TO A STONE MONUMENT; THENCE SOUTHERLY IN A STRAIGHT LINE FIFTY FEET TO AN IRON PIN; THENCE EASTERLY IN A STRAIGHT LINE PARALLEL WITH THE FIRST MENTIONED BOUNDARY LINE ABOUT ONE HUNDRED THIRTY-NINE FEET TO THE WESTERLY LINE OF SAID PROPOSED STREET; THENCE NORTHERLY IN THE WESTERLY LINE OF SAID PROPOSED STREET TO THE POINT OF BEGINNING.

ALSO A RIGHT OF WAY IN COMMON WITH OTHERS OVER SAID PROPOSED STREET.

SUBJECT TO THE FOLLOWING RESTRICTIONS: NO HUTS, SHACKS, SHANTIES SHALL BE BUILT OR ERRECTED ON SAID LAND; NO DWELLING HOUSE SHALL BE BUILT OR ERRECTED ON SAID LAND THAT WILL COST WHEN COMPLETED LESS THAN TWO THOUSAND DOLLARS, AND NO PART OF SAID DWELLING HOUSE OR ANY GARAGE THEREON SHALL BE NEARER TO THE WESTERLY LINE OF SAID PROPOSED STREET THAN FIFTEEN FEET AT RIGHT ANGLES THEREFROM, AND NO STOREHOUSE SHALL BE PLACED ON SAID LAND.

General American Corp ③

43-217

BK 6769 PG 075

PARCEL II:

A CERTAIN LOT OR PARCEL OF LAND SITUATE IN SAID WATERVILLE, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LAND OF SAID GRANTEE; THENCE IN A NORTHERLY DIRECTION BY THE WEST LINE OF SAID GRANTEE 139 FEET, MORE OR LESS TO AN IRON PIN DRIVEN IN THE GROUND; THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF A PROPOSED STREET, WHICH BORDERS THE LAND HEREIN DESCRIBED, 50 FEET TO AN IRON PIN; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE FIRST MENTIONED BOUND TO SAID PROPOSED STREET, THENCE BY THE NORTHERLY LINE OF SAID PROPOSED STREET TO THE POINT OF BEGINNING.

ALSO A RIGHT OF WAY IN COMMON WITH OTHERS OVER SAID PROPOSED STREET.

SUBJECT TO THE FOLLOWING RESTRICTIONS: NO HUTS, SHACKS, SHANTIES SHALL BE BUILT OR ERECTED ON SAID LAND; NO DWELLING HOUSE SHALL BE BUILT OR ERECTED ON SAID LAND THAT WILL COST WHEN COMPLETED LESS THAN TWO THOUSAND DOLLARS, AND NO PART OF SAID DWELLING HOUSE OR ANY GARAGE THEREON SHALL BE NEARER TO THE WESTERLY LINE OF SAID PROPOSED STREET THAN FIFTEEN FEET AT RIGHT ANGLES THEREFROM, AND NO STOREHOUSE SHALL BE PLACED ON SAID LAND.

BEING THE SAME PROPERTY CONVEYED TO MONICA A. BOLDUC BY DEED FROM MONICA A. BOLDUC, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JULIETTE TREMBLAY, DECEASED, CONVEYING AN UNDIVIDED 1/2 INTEREST, RECORDED DECEMBER 31, 1996 IN DEED BOOK 5285, PAGE 285 IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.

AND BEING THE SAME PROPERTY FURTHER CONVEYED TO MONICA A. BOLDUC BY DEED FROM MONICA A. BOLDUC, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JULIETTE TREMBLAY, DECEASED, CONVEYING AN UNDIVIDED 1/2 INTEREST, RECORDED DECEMBER 31, 1996 IN DEED BOOK 5285, PAGE 287 IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.

TAX ID# MAP 43, LOT 217

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Monica A Bolduc (Seal)
Monica A. Bolduc

Witness Signature Judy Williams (Seal)
Witness Printed Name Judy Williams

Witness Signature Karen Michaud
Witness Printed Name Karen Michaud



43-217

BK 6769PG076

Witness Signature Natalie Bellini (Seal)
Witness Printed Name Natalie Bellini
Witness Signature Arlene A. Jones
Witness Printed Name Arlene A. Jones



STATE OF MAINE
COUNTY OF KENNEBEC

The foregoing instrument was acknowledged before me this 11th day of December, 2001 by

who is/are personally known to me or who has/have produced driver license(s) as identification.

Elizabeth W. Satow

Elizabeth W. Satow

Printed Name:

Notary Public

(SEAL)

Serial Number:

My Commission expires:

ELIZABETH W. SATOW
Notary Public, Maine
My Commission Expires November 18, 2003



RECEIVED KENNEBEC SS.

2002 JAN 10 AM 11:23

Attest: Beverly Miner Hathaway
Acting Register of Deeds